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■■■■■■■■■■■■ ■ Estepona ■■■■■■■■■■■■: R5308549

■■■■■■■■: 2 ■■■■■■■: 2 M²: 170 ■■■■■: 371 175 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Spacious apartment with terrace and great potential in Cartuja del Golf, Estepona Ground floor apartment located in the exclusive Cartuja del Golf community in Estepona, a property with excellent potential and a superb renovation opportunity to create a bespoke home in a well established residential setting surrounded by nature. The property offers a built area of 170 sqm and stands out for its generous interior spaces and a pleasant 27 sqm terrace, ideal for enjoying the Mediterranean climate all year round and creating comfortable outdoor lounge or dining areas. The current layout features two spacious bedrooms, both with en suite bathrooms, providing privacy and comfort, as well as bright living areas with multiple possibilities for modernization and reconfiguration to suit a contemporary lifestyle. The apartment includes a parking space. Cartuja del Golf is a highly regarded residential community known for its expansive and beautifully maintained communal gardens, along with an adult swimming pool and a separate children's pool, creating an ideal environment for both relaxation and family living. A property full of character, with an excellent location and strong value appreciation potential, perfect for buyers looking to design a personalized home in one of Estepona's most peaceful and sought after residential areas. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: 408.650€.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

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